



SAMUEL WOOD

1 Landona Cottages, Love Lane, Wem, Shrewsbury, Shropshire, SY4 5QS

Asking Price £350,000



# I Landona Cottages, Love Lane

Wem, Shrewsbury, Shropshire, SY4 5QS



- Traditional Three Bedroom Property
- Bespoke Kitchen with Range Style Cooker
- Dining Room & Utility Porch
- Lovely Traditional Gardens with Summerhouse
- Popular North Shropshire Town with Train Station
- Pleasing Location with Open Countryside Views
- Clear View Log Burner to the Living Room
- Spacious Bathroom
- Garage & Driveway Parking
- EPC Rating D

I Landona Cottages is a charming three-bedroom property located at the end of Love Lane in Wem, a sought-after market town in North Shropshire. This charming cottage boasts a traditional garden adorned with beautiful plantings and features a lovely summerhouse, perfect for enjoying the outdoors. The property offers picturesque views over the neighbouring open fields, providing a serene and tranquil atmosphere. Wem itself is renowned for its extensive facilities and amenities, including a train station, making it an ideal location for both convenience and countryside living. With its quaint appeal and convenient location, this delightful cottage offers a wonderful opportunity for a cosy and idyllic lifestyle.

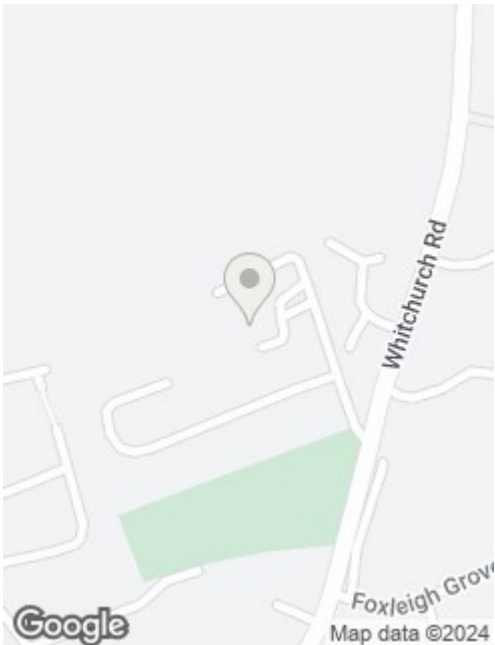
Entered via the utility/porch, I Landona Cottages offers a warm and inviting atmosphere from the moment you step inside the reception hall which features tiled flooring. The cosy living room, complete with a 'Clear View' log burner provides the perfect retreat on chilly evenings, while the adjacent dining room offers an ideal space for entertaining guests. The Bespoke fitted kitchen, boasting a range style cooker and Belfast sink adds character and functionality to the home, making it a delightful space for culinary endeavours. Ascending to the first floor, you'll find three well-appointed bedrooms, providing comfortable accommodation for residents and guests alike. The spacious bathroom, equipped with both a bath and shower cubicle offers convenience and luxury for everyday living.

Outside, the property is accessed via a shared lane with a driveway providing parking for two cars, right of way access leads to the garage and the utility porch. The traditional garden adds to the cottage's picturesque charm with a gravel area at the bottom of the garden providing a tranquil spot to relax and take in the stunning views of the adjacent countryside, while a summerhouse offers additional space for recreation and leisure.

Whether you're enjoying the warmth of the log burner in the winter months or basking in the beauty of the garden during the summer, I Landona Cottages offers a wonderful blend of traditional charm and modern comforts, making it a truly enchanting place to call home.







### Directions

From Wem, proceed north on the Whitchurch Road, B5476. Pass the cemetery on the left and take the immediate lane afterwards. Continue on Love Lane to the end and bear left at the top. Proceed to the end where the cottage can be found on the left hand side.

Services: We understand that the property has mains gas, mains electricity, mains water and mains drainage.

Broadband Speed: 71.9 Mbps

Flood Risk: Very Low.

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: D

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

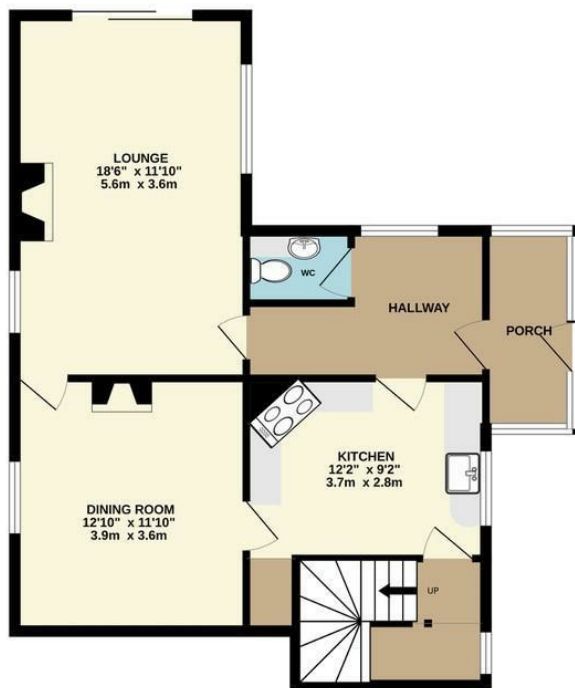
Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.





## Floor Plans

GROUND FLOOR  
676 sq.ft. (62.8 sq.m.) approx.



1ST FLOOR  
515 sq.ft. (47.8 sq.m.) approx.



TOTAL FLOOR AREA: 1191 sq.ft. (110.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES  
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